

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NE COR. Reisterstown Road & Hooks Lane (1803 Reisterstown Road) 3rd Election District - 2nd Councilmanic District  
Exxon Corporation  
Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-144-XA

ORDER OF DISMISSAL

Pursuant to receipt of a Voluntary Dismissal request to the Deputy Zoning Commissioner for Baltimore County from Counsel for the Petitioner,  
IT IS ORDERED this 9/10 day of March, 1988 that the above-referenced matter be and is hereby DISMISSED without prejudice.

AMN:bjs  
cc: F. Vernon Booser, Esquire  
614 Bosley Avenue, Towson, Md. 21204  
Newton A. Williams, Esquire  
NoJan, Plumhoff & Williams  
Hampton Plaza, Suite 1105  
300 E. Joppa Road, Towson, Md. 21204  
William L. Kirk, Esquire  
28 Allegheny Avenue, Towson, Md. 21204  
Stanley Alpert, Esquire  
43 Farmhouse Court, Baltimore, Md. 21208  
People's Counsel  
File

*R. H. NASTAROWICZ*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
3rd Election District - 2nd Councilmanic District  
Case No. 88-144-XA

LOCATION: Northeast Corner of Reisterstown Road and Hooks Lane (1803 Reisterstown Road)  
DATE AND TIME: Tuesday, October 27, 1987, at 2:00 p.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a food store with less than 5,000 square feet in conjunction with its present use as a service station (gas and go) and go)  
Petition for Zoning Variance to permit a total of five business signs with a total area of 372.16 square feet in lieu of three signs with a total area of 100 square feet

Being the property of Exxon Corporation, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2f to allow a total of five (5) business signs with a total area of 372.16 square feet in lieu of three (3) signs with a total area of 100 square feet as permitted.

- 1) The variance is necessary for effective advertising of the business and products available.  
2) The variance is necessary to ensure compliance with State and Federal Laws governing pricing and advertising.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
(Type or Print Name)  
Signature By: Thomas D. Flessle  
Project Engineer  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State

F. Vernon Booser  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State  
Name  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 828-9441  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1987, at 2:00 o'clock p.m.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
NE COR. Reisterstown Rd. and : OF BALTIMORE COUNTY  
Hooks La. (1803 Reisterstown Rd.)  
3rd Election District

EXXON CORPORATION, Petitioner : Case No. 88-144-XA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Booser, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5,000 square feet in conjunction with its present use as a service station (Gas-and-Go) as permitted under M.C.Z. 405.8.B.8.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
EXXON CORPORATION  
(Type or Print Name)  
Signature By: Thomas D. Flessle  
Project Engineer  
(Type or Print Name)  
Signature

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State

F. Vernon Booser  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State  
Name  
614 Bosley Avenue  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: (301) 828-9441  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1987, at 2:00 o'clock p.m.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

J. ROBERT HAINES  
ZONING COMMISSIONER

October 21, 1987

F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
NE COR. Reisterstown Rd. and Hooks La.  
(1803 Reisterstown Rd.)  
3rd Election District - 2nd Councilmanic District  
Exxon Corporation - Petitioner  
Case No. 88-144-XA

Dear Mr. Booser:

This is to advise you that \$94.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the hearing.

BALTIMORE COUNTY, MARYLAND No. 379F  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 10/21/87  
ACCOUNT: 379F  
AMOUNT: \$94.93  
RECEIVED FROM: F. Vernon Booser, Esquire  
FOR: PETITION FOR SPECIAL EXCEPTION AND VARIANCE  
VALIDATION OR SIGNATURE OF CARRIER

PROPERTY DESCRIPTION  
EXXON - REISTERSTOWN ROAD AND HOOKS LANE

ADDRESS: 1803 REISTERSTOWN ROAD  
BEGINNING FOR THE SAME at a 5/8" diameter reinforcing rod (rebar) now set on the northeast right-of-way line of Reisterstown Road as shown on S.R.C. R/W Plat No. 23203, thence binding on said right-of-way line as now surveyed by S.W. Lyon Associates with all bearings being referred to Grid Meridian as established by Baltimore County, viz:

- North 68°32'23" West 46.92 feet to intersect the northeast right-of-way line of Reisterstown Road as now widened and shown on S.R.C. R/W Plat No. 43765, at a rebar now set, thence binding on said northeast R/W Line as widened, the two following courses and distances
- North 42°10'05" West 209.32 feet to a rebar now set, thence
- North 13°36'58" East 30.23 feet to intersect the southeast right-of-way line of Hooks Lane as now widened, 60 feet wide, at a rebar now set, thence binding on said southeast right-of-way line
- North 47°55'05" East 110.81 feet to a rebar now set, thence leaving said Hooks Lane and binding on the southeasterly boundary line of that parcel leased to Southland Corporation
- South 41°56'18" East 264.94 feet to intersect the sixth or South 45°54'38" West 152.59 foot line of conveyance from Albert L. McGuire to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 63, etc., at a rebar now set 37.45 feet from the beginning thereof, thence binding on said sixth line
- South 46°11'50" West 113.95 feet to the point of beginning, containing 35,456 square feet or 0.8140 acres of land, more or less.

BEING the aggregate of the two following conveyances: (1) from George J. Schwelinger to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 66, and (2) from Albert L. McGuire to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 63. SAYING from said two conveyances the three following parcels: (1) all that parcel taken by Baltimore County for the widening of Hooks Lane, (2) all that parcel taken by S.R.C. for the widening of Reisterstown Road and shown on S.R.C. R/W Plat No. 46765, and (3) all that parcel leased to Southland Corporation.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd  
Posted for: Special Exception and Variance  
Petitioner: Exxon Corp.  
Location of property: NE Corner of Reisterstown Road and Hooks Lane (1803 Reisterstown Rd.)  
Location of Sign: East side of Reisterstown Road on foot of subject property  
Remarks:  
Posted by: J. Robert Haines  
Number of Signs: 2  
Date of return: October 2, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 8, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 8, 1987.

THE JEFFERSONIAN,

*Susan Seidman O'Brien*  
Publisher







Mr. A. Jablon  
Page 2  
July 9, 1987

It is requested the site plan be revised prior to a hearing date being set and all construction within the State Highway Administration right-of-way must be through S.H.A. permit with the posting of a bond or letter of credit.

Very truly yours,

*John Meyers*  
John Meyers-Asst.  
Bureau Chief

by: George Wittman

JM-GW/es

cc: Morris Stein w/att.

attachment

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: Item No. 551 - Case No. 88-144-1A  
Petitioner: Exxon Corporation  
Petitions for Zoning Variance and  
Special Exception

Dear Mr. Booser:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

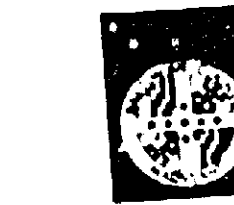
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Thomas DuPlessis, Project Engineer  
Exxon Corporation  
11350 McCormick Road  
Hunt Valley, Maryland 21031

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Suite 405  
Towson, Maryland 21204  
494-3334



July 29, 1987

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 551 - ZAC-  
Property Owner:  
Location:

Existing Zoning:  
Proposed Zoning:

Area:  
District:

Dear Mr. Jablon:

All access to this site from Reisterstown Road must meet the State Highway Administration's standards.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt

Meeting of July 7, 1987  
Exxon Corporation  
NE/C Reisterstown Road and Hooks Lane  
B.L. - CNS  
Special Exception for a food store with less than 5,000 square feet in conjunction with its present use as a service station (Gas-and-Go) AND a variance to allow a total of five business signs with a total area of 372.16 square feet in lieu of three signs with a total area of 100 square feet as permitted .8140 acres  
3rd Election District

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 551, Zoning Advisory Committee Meeting of July 7, 1987

Property Owner: Exxon Corporation

Location: NE/C Reisterstown Rd and Hooks Lane District 3

Water Supply: Metro Sewage Disposal: Metro

### COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as epoxy paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 551 Zoning Advisory Committee Meeting of July 7, 1987  
Page 2

- ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
{ } The results are valid until  
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
{ } shall be valid until  
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a hydrogeological study and an Environmental Effects Report must be submitted.
- ( ) Others: Pump out and properly dispose of waste  
existing sewage disposal system  
Sanitary sewer must be made available and  
connected to facility prior to occupancy

*John M. Herring*  
John M. Herring  
Division of Water and Sewer  
Department of Environmental Protection  
and Resource Management

WWQ 2 4/86

## COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW  
614 BOSLEY AVENUE  
TOWSON, MARYLAND 21204  
AREA CODE 301  
878 8441

EDWARD C. COVAHEY JR.  
F. VERNON BOOZER  
MARK B. DILLEY  
ANTHONY J. DIPALMA

March 10, 1988

Ann M. Nastarowicz  
Deputy Zoning Commissioner  
County Office Building  
110 West Chesapeake Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND  
ZONING VARIANCE, N/E COR.  
REISTERSTOWN ROAD AND HOOKS LANE  
PETITIONER: EXXON CORPORATION  
CASE NO.: 88-144-X

Dear Mrs. Nastarowicz:

In response to your letter of February 16, 1988 in connection with the above, I have received word from Exxon that it is their desire to discontinue the above Petitions at this time.

Thank you for your patience and cooperation.

*F. Vernon Booser*  
F. Vernon Booser

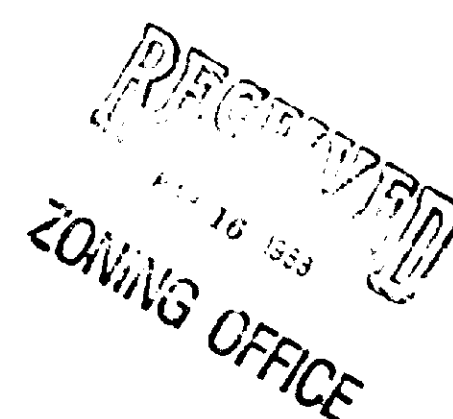
FVB/jab

cc: David Wang  
Frederick Ward & Assoc.

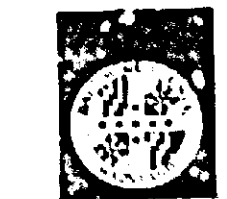
Kyle Sharp  
Exxon Company U.S.A.

Newton A. Williams, Esq.  
William L. Kirk, Esq.  
Stanley Alpert, Esq.

Carl P. Jacobs  
Hooks Lane Improvement Assoc.



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333



February 16, 1988

F. Vernon Booser, Esq.  
614 Bosley Avenue  
Towson, Maryland 21204

Re:

Petitions for Special Exception and Zoning Variance  
N/E Cor. Reisterstown Road and Hooks Lane  
Petitioner(s): Exxon Corporation  
Case number: 88-144-X

Dear Mr. Booser:

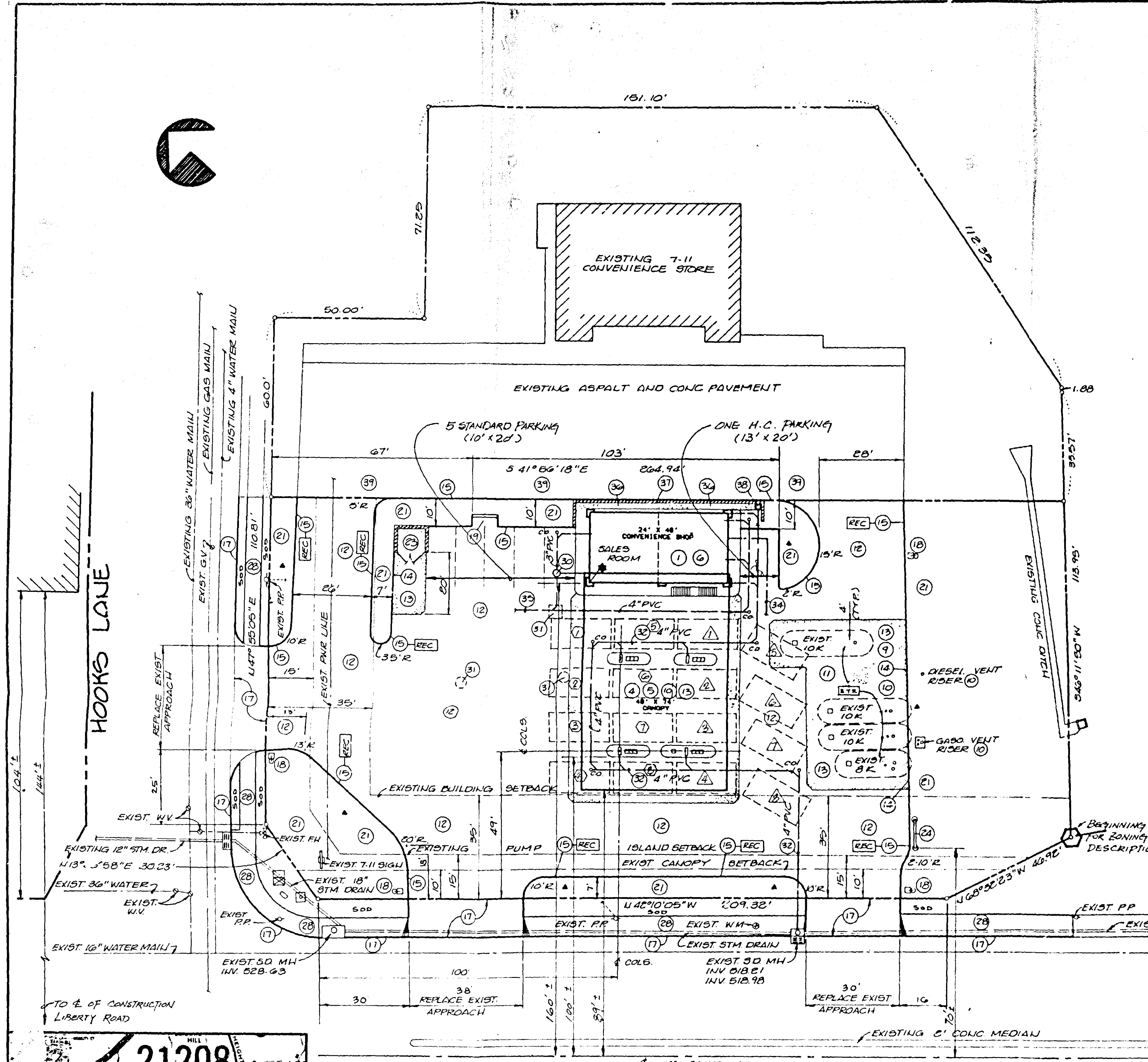
As you may remember, on October 27, 1987, the above case was continued per your request, and it was agreed that the matter would be dismissed on or about March 27, 1988, should this office not receive your notification to reset same for hearing.

Please advise.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner of  
Baltimore County





**SITE INFORMATION**  
 Area: 35,456 s.f. (0.8140 Acres)  
 Deed Reference: Exxon Corporation, Liber 5361, Folio 66, 5-22-73  
 Exxon Corporation, Liber 5361, Folio 63, 5-22-73

**ZONING STATUS**  
 EXISTING ZONING: BL-CNS  
 EXISTING USE: MOTOR FUEL STORE  
 PROPOSED USE: MOTOR FUEL STORE WITH CONVENIENCE SHOP  
 PRIOR ZONING CASE: 72-141 RXA

**SETBACK REQUIREMENTS**  
 BUILDING SETBACK:  
 FRONT = 35 feet  
 SIDE = 35 feet  
 REAR = None  
 GAS PUMP SETBACK = 15 feet  
 CANOPY SETBACK = 10 feet

**AREA REQUIRED:**  
 4 DISPENSER ISLANDS; 3 ISLANDS WITH MULTIPLE PRODUCT DISPENSERS, (EXTRA, UNLEADED, EXXON). 1 ISLAND WITH A MULTIPLE PRODUCT DISPENSER AND 1 SINGLE PRODUCT DISPENSER (DIESEL). SERVING 8 CARS AT ONE TIME.  
 TOTAL SERVING SPACES = 8  
 PROPOSED BUILDING = 1,104 sq. ft.  
 MINIMUM SITE AREA REQUIRED = 19,416 sq. ft.  
 TOTAL AREA OF SITE = 35,456 sq. ft. = 0.8140 acres  
 ADDITIONAL AREA REQUIREMENTS = None  
 TOTAL AREA REQUIRED = 19,416 sq. ft.

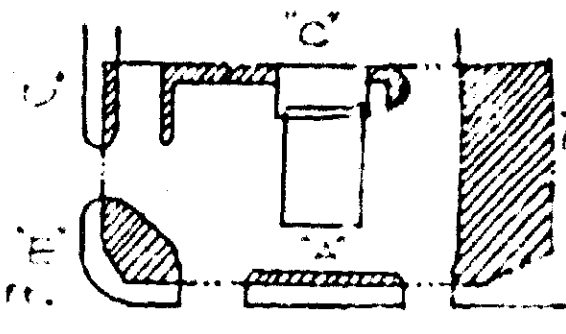
**PARKING:**  
 PARKING SPACES REQUIRED = 6  
 PARKING SPACES PROVIDED = 6

**WAITING:**  
 FUEL SERVING SPACES = 8  
 WAITING SPACES REQUIRED = 8  
 WAITING SPACES PROVIDED = 8

**ANCILLARY USE:**  
 1. CONVENIENCE PRODUCTS (Food, Beverage, Etc.)  
 2. AUTO SUPPLIES

**ACCESS POINTS:**  
 1-38' & 1-72' WIDE DRIVEWAYS ON REISTERSTOWN ROAD.  
 1-35' WIDE DRIVEWAY ON HOOKS LN.

**LANDSCAPE**  
 AREA "A" = 630 sq. ft.  
 AREA "B" = 6875 sq. ft.  
 AREA "C" = 1008 sq. ft.  
 AREA "D" = 384 sq. ft.  
 AREA "E" = 1297 sq. ft.  
 LANDSCAPE AREA REQUIRED = 1772.4 sq. ft. (5% OF TOTAL TRACT)  
 LANDSCAPE AREA PROVIDED = 10,194 sq. ft.



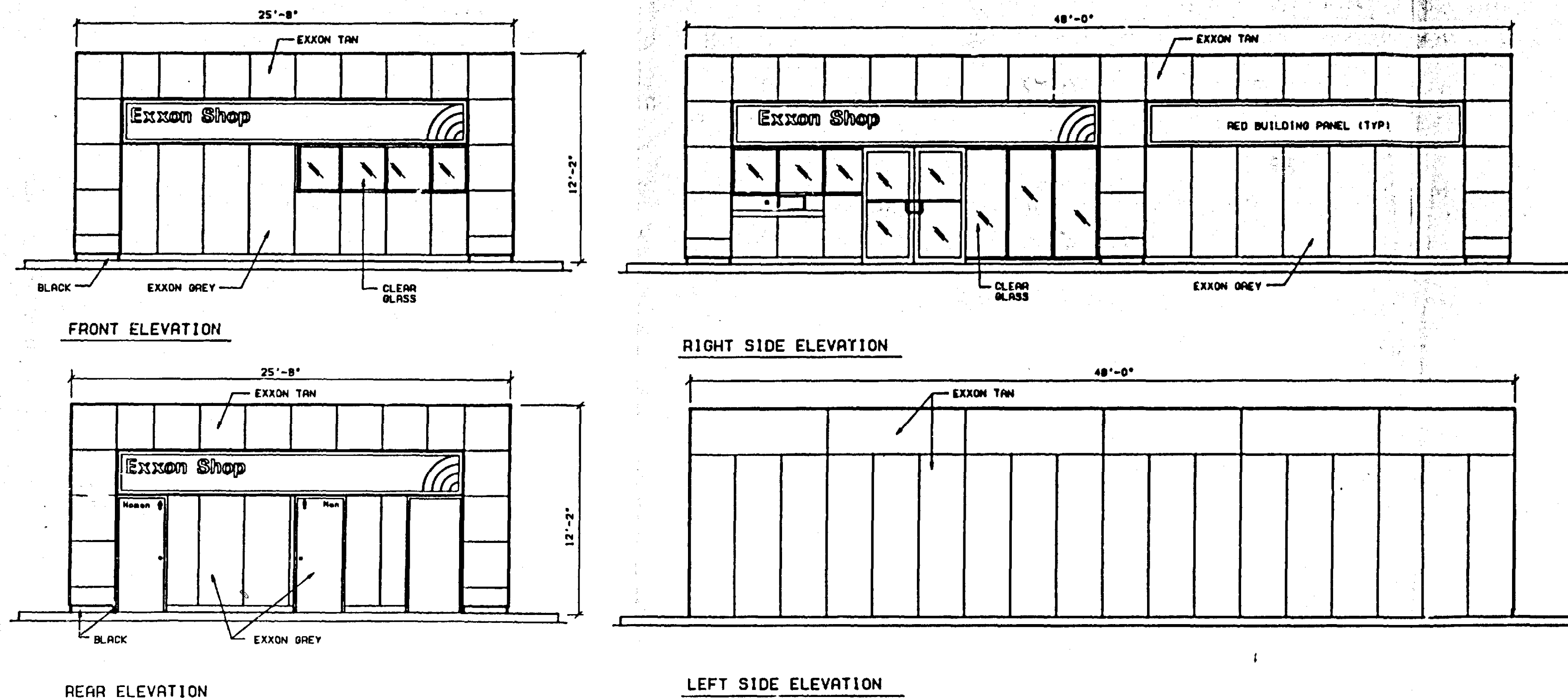
**GENERAL NOTES**

- B.L. = BUILDING SUPPLIER
  - G.C. = GENERAL CONTRACTOR
  - E. = EXISTING
  - S. = SITE
  - ★ = BUILDING ORIENTATION POINT
  - S--- = EXISTING CENTERLINE
  - P--- = PROPOSED CENTERLINE
  - 25.0 = NEW BRIDGE
  - X = EXIST. BRIDGE
  - = OBSERVATION WELL BY G.C. (2)
  - V = VENT 618 BY G.C. (2)
  - 175 = EXISTING TO REMAIN
  - 150 = MEET EXISTING BRIDGE
  - 150 = REPLACE EXISTING BRIDGE
1. EXISTING EXTERIOR BRIDGE IMPROVEMENTS SHALL BE NOTED ON THIS PROJECT AND TO BE REMOVED BY THE PROPERTY OF THE GENERAL CONTRACTOR AS FOLLOWS:  
 A. PROPERTY/EQUIPMENT TO BE TRANSFERRED TO EXON STORAGE LOCATION BY G.C. VERIFY WITH EXON PROJECT ENGINEER.  
 B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS. VERIFY WITH EXON PROJECT ENGINEER.  
 C. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.  
 D. G.C. TO PROVIDE SIGNAGE A WARNING TO ALL EXISTING L.A. SIGN & CONSULT ONLY TO PUBLIC RELATIONS OFFICE.  
 E. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.  
 F. UNLESS OTHERWISE NOTED, ALL PRINTS TO BE PROVIDED BY G.C.

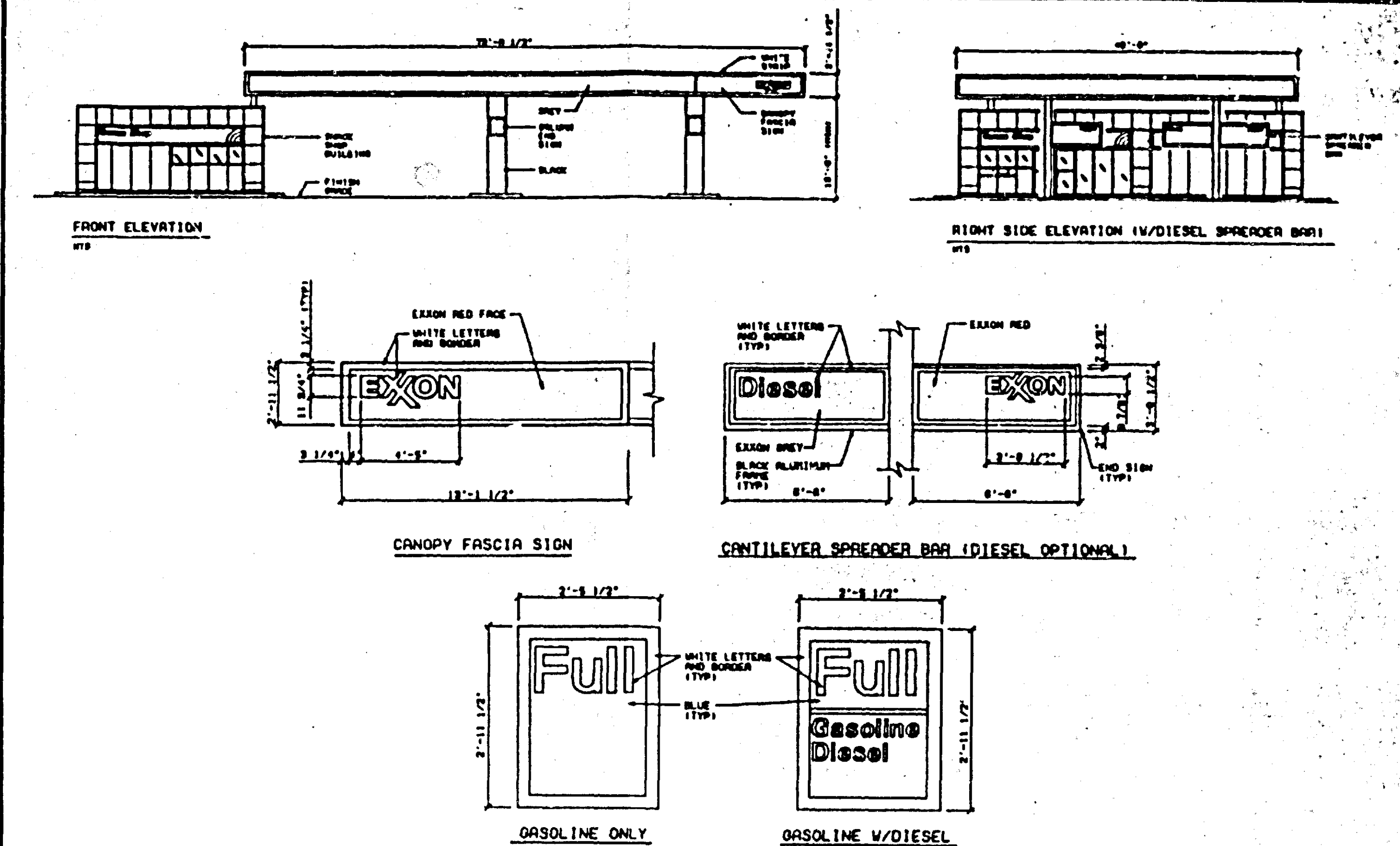
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	BUILDING	1	EA	12750.00
2	CONCRETE / ISLAND	1	EA	12750.00
3	CONCRETE / ISLAND	1	EA	12750.00
4	CONCRETE / ISLAND	1	EA	12750.00
5	CONCRETE / ISLAND	1	EA	12750.00
6	CONCRETE / ISLAND	1	EA	12750.00
7	CONCRETE / ISLAND	1	EA	12750.00
8	CONCRETE / ISLAND	1	EA	12750.00
9	CONCRETE / ISLAND	1	EA	12750.00
10	CONCRETE / ISLAND	1	EA	12750.00
11	CONCRETE / ISLAND	1	EA	12750.00
12	CONCRETE / ISLAND	1	EA	12750.00
13	CONCRETE / ISLAND	1	EA	12750.00
14	CONCRETE / ISLAND	1	EA	12750.00
15	CONCRETE / ISLAND	1	EA	12750.00
16	CONCRETE / ISLAND	1	EA	12750.00
17	CONCRETE / ISLAND	1	EA	12750.00
18	CONCRETE / ISLAND	1	EA	12750.00
19	CONCRETE / ISLAND	1	EA	12750.00
20	CONCRETE / ISLAND	1	EA	12750.00
21	CONCRETE / ISLAND	1	EA	12750.00
22	CONCRETE / ISLAND	1	EA	12750.00
23	CONCRETE / ISLAND	1	EA	12750.00
24	CONCRETE / ISLAND	1	EA	12750.00
25	CONCRETE / ISLAND	1	EA	12750.00
26	CONCRETE / ISLAND	1	EA	12750.00
27	CONCRETE / ISLAND	1	EA	12750.00
28	CONCRETE / ISLAND	1	EA	12750.00
29	CONCRETE / ISLAND	1	EA	12750.00
30	CONCRETE / ISLAND	1	EA	12750.00
31	CONCRETE / ISLAND	1	EA	12750.00
32	CONCRETE / ISLAND	1	EA	12750.00
33	CONCRETE / ISLAND	1	EA	12750.00
34	CONCRETE / ISLAND	1	EA	12750.00
35	CONCRETE / ISLAND	1	EA	12750.00
36	CONCRETE / ISLAND	1	EA	12750.00
37	CONCRETE / ISLAND	1	EA	12750.00
38	CONCRETE / ISLAND	1	EA	12750.00
39	CONCRETE / ISLAND	1	EA	12750.00
40	CONCRETE / ISLAND	1	EA	12750.00
41	CONCRETE / ISLAND	1	EA	12750.00
42	CONCRETE / ISLAND	1	EA	12750.00
43	CONCRETE / ISLAND	1	EA	12750.00
44	CONCRETE / ISLAND	1	EA	12750.00
45	CONCRETE / ISLAND	1	EA	12750.00
46	CONCRETE / ISLAND	1	EA	12750.00
47	CONCRETE / ISLAND	1	EA	12750.00
48	CONCRETE / ISLAND	1	EA	12750.00
49	CONCRETE / ISLAND	1	EA	12750.00
50	CONCRETE / ISLAND	1	EA	12750.00

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.	PROJECT NO.
5/10/73	SPECIAL EXEMPTION REQUIREMENTS	24		Marketing Department	12750.00
				DATE 6-10-86	DISC NO.
				DRAWN BY GC	RAS NO. 2-6486
				CHK BY MLM	DWG. NO. 10-6
				SCALE 1"=20'	

ADDRESS: 1803 REISTERSTOWN ROAD (REAR)  
 ELECTORAL DISTRICT: 3RD



**BUILDING ELEVATIONS**



**CANOPY ELEVATIONS**

**ZONING STATUS:**

EXISTING ZONING : BL (BUSINESS LOCAL)  
EXISTING USE : MOTOR FUEL STORE  
PROPOSED USE : MOTOR FUEL STORE WITH CONVENIENCE SHOP

**AREA REQUIRED:**

4 DISPENSER ISLANDS; 3 ISLANDS WITH MULTIPLE PRODUCT DISPENSERS, (EXTRA, UNLEADED, EXXON). 1 ISLAND WITH MULTIPLE PRODUCT DISPENSER AND 1 SINGLE PRODUCT DISPENSER (DIESEL). SERVING 8 CARS AT ONE TIME.  
TOTAL SERVING SPACES = 8  
MINIMUM SITE AREA REQUIRED = 19,416 sq. ft.  
TOTAL AREA OF SITE = 35,456 sq. ft. = 0.8140 acres  
ADDITIONAL AREA REQUIREMENTS = NONE  
TOTAL AREA REQUIRED = 19,416 sq. ft.

**PARKING:**

PARKING SPACES REQUIRED = 6  
PARKING SPACES PROVIDED = 6

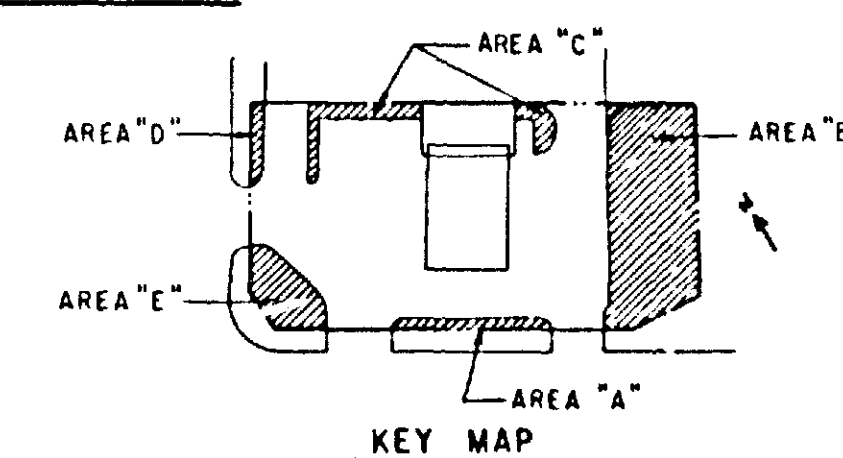
**ANCILLARY USE:**

1. CONVENIENCE PRODUCTS (FOOD, BEVERAGE, ETC.)
2. AUTO SUPPLIES

**ACCESS POINTS:**

1-38' & 1-42' WIDE DRIVEWAYS ON REISTERSTOWN RD.  
1-35' WIDE DRIVEWAY ON HOOKS LN.

**LANDSCAPE:**



AREA "A" = 630 sq. ft.  
AREA "B" = 6875 sq. ft.  
AREA "C" = 1008 sq. ft.  
AREA "D" = 384 sq. ft.  
AREA "E" = 1297 sq. ft.

LANDSCAPE AREA REQUIRED = 1772.8 sq. ft. (5% OF TOTAL TRACT)  
LANDSCAPE AREA PROVIDED = 10,194 sq. ft.

**SIGN INFORMATION**

**1. MAJOR I.D. SIGN \***

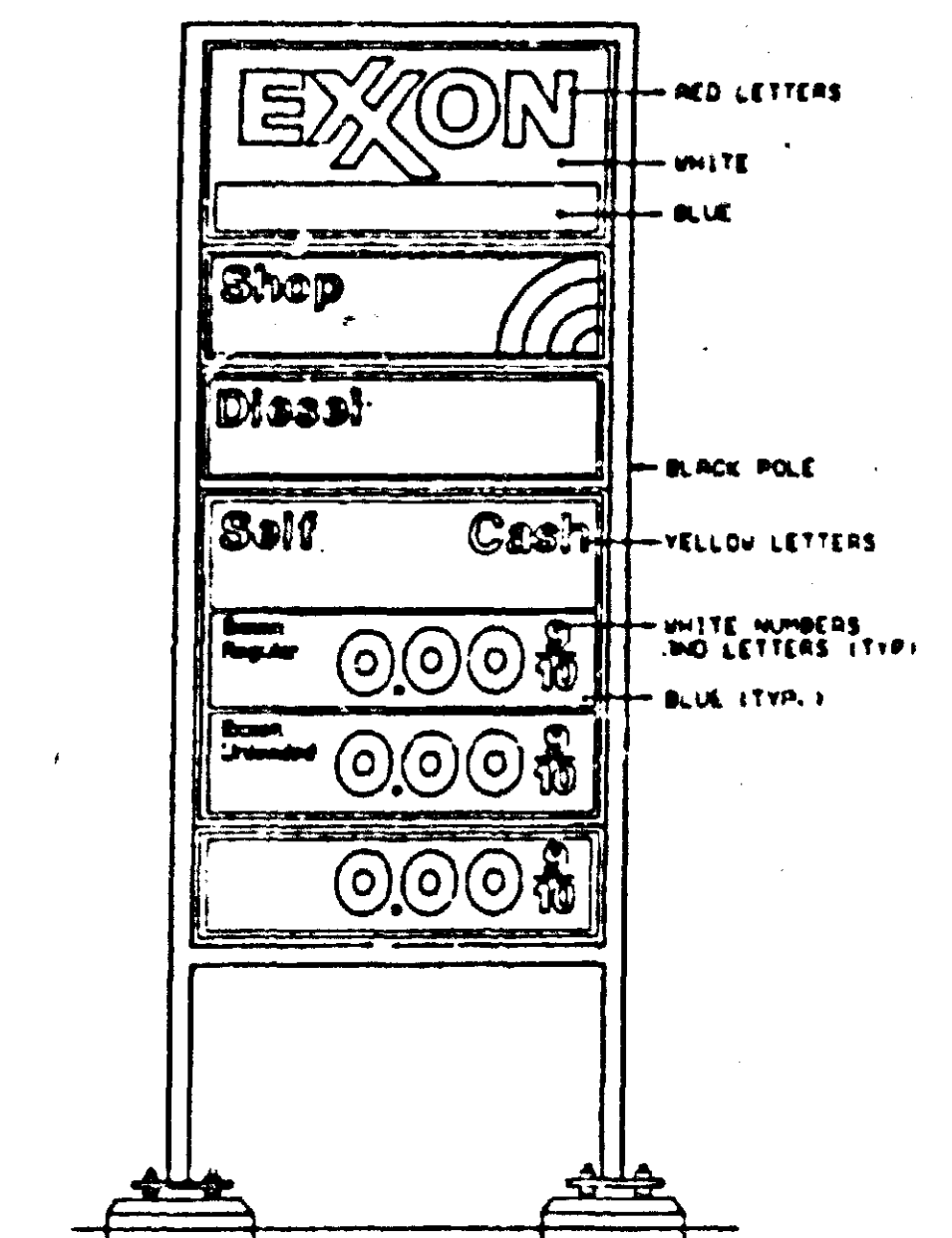
EXXON I.D. - 33.14 SF./EA. SIDE (66.28 TWO SIDES)  
ANCILLARY - "SHOP" - 19.20 SF./EA. SIDE (38.40 TWO SIDES)  
ANCILLARY - "DIESEL" - 19.20 SF./EA. SIDE (38.40 TWO SIDES)  
PRICE - 45.94 SF./EA. SIDE (91.88 TWO SIDES)

**2. CANOPY SPREADER BAR**

EACH BAR - 17.15 SF./EA. SIDE (34.30 TWO SIDES)  
FOUR (4) BARS - 68.60 SF./EA. SIDE (137.20 TWO SIDES)

**3. TOTAL: 186.08 SF. (ONE SIDE); 372.16 SF. (TWO SIDES)**

(\* EXISTING MAJOR I.D. SIGN TO REMAIN WITH ADDITION OF A NEW "SHOP" ANCILLARY)



**EXISTING 40 sq. ft. SIGN ELEVATION WITH NEW SHOP ANCILLARY**

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.	PROJECT NO.
5/19/87	SIGN INFORMATION	SSW		Marketing Department	DISC NO.
				DATE 6-15-86	RAS NO. 2-0980
				DRAWN BY DC	DWG. NO. 5070
				CHK BY MLM	
				SCALE NONE	
				<b>ELEVATIONS / DETAILS</b>	
				REISTERSTOWN RD./ HOOKS LN. BALTIMORE CO., MARYLAND	